

ORDINANCE NO. 3647

AN ORDINANCE to amend and reordain Section 3-1106 (BULK AND OPEN SPACE REGULATIONS), under Section 3-1100 (RM/TOWNHOUSE ZONE), of Article III (RESIDENTIAL ZONES) of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (B) of Section 3-1106 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 3-1106 Bulk and open space regulations.

* * *

(B) Open and usable space.

(1) Each residential lot shall provide open and usable space in an amount equal to the lesser of the following:

(a) 35 percent of the lot area, or

(b) The amount existing on June 24, 1992.

In no event may the amount of open and usable space provided be less than 300 square feet.

(2) No new construction, no additions to any existing dwelling and no accessory structure which will reduce the open and usable space below that required under section 3-1106(B)(1) above shall be allowed to be built on the lot.

(3) Driveways and alleys shall not be considered open space for the purpose of this section 3-1106(B). Where two or more parking spaces are provided, one parking space may be considered open space.

(4) In the case of a developed lot which did not meet the larger of the open and usable space requirement of section 3-1106(B)(1)(a) or 300 square feet, as of June 24, 1992, the eight foot minimum width requirement of section 2-180 shall not apply to exclude from categorization as open and usable space any space on the lot which otherwise qualifies as open and usable space under section 2-180.

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Section 2. That Section 3-1106 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage, and shall be applicable to all land, buildings and structures in the City of Alexandria as of said date and time, but shall not be applicable to any application for land use or land development approval provided for under the City of Alexandria Zoning Ordinance which on June 12, 1993 is pending before any city department, agency or board, or before city council, or on judicial review.

PATRICIA S. TICER
Mayor

Final Passage: June 22, 1993